

97009652 GROVE LAKE, Plat of v. 13 p. 162
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LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 32 NORTH, RANGE 3 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 32 NORTH, RANGE 3 EAST, W.M.

TOGETHER WITH THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OR SAID SECTION 31.

AND TOGETHER WITH THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS:

1. THAT PORTION LYING WITHIN THE PLAT OF EVERGREEN ACRES DIVISION NO. 2 FILED IN VOLUME 9 OF PLATS, AT PAGE 68, RECORDS OF ISLAND COUNTY, WASHINGTON.

2. THE NORTH 30 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, AS CONVEYED TO ISLAND COUNTY UNDER AUDITOR'S FILE NO. 193154, RECORDS OF ISLAND COUNTY, WASHINGTON.

3. THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 89°56'35" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 430.55 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 0°03'25" EAST A DISTANCE OF 663.72 FEET; THENCE NORTH 58°00'52" EAST A DISTANCE OF 486.35 FEET; THENCE NORTH 34°17'54" WEST A DISTANCE OF 387.25 FEET; THENCE NORTH 15°36'44" WEST A DISTANCE OF 440.76 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, BEING THE TERMINUS OF SAID LINE.

(ALSO KNOWN AS LOT 5 OF BOUNDARY LINE ADJUSTMENT NO. 518/95, RECORDED FEBRUARY 7, 1996, UNDER AUDITOR'S FILE NO. 96002005, RECORDS OF ISLAND COUNTY, WASHINGTON.)

SITUATE IN ISLAND COUNTY, WASHINGTON.

RESTRICTIONS:

1. THE CATEGORY A WETLANDS, AND THEIR REQUIRED BUFFERS, AS SHOWN HEREON, SHALL REMAIN IN A NATURAL UNDISTURBED STATE UNLESS OTHERWISE AUTHORIZED PURSUANT TO ISLAND COUNTY CODE.

2. CONSTRUCTION/LOT DEVELOPMENT SHALL BE LIMITED TO THOSE AREAS OUTSIDE OF THE WETLANDS, BUFFERS AND SLOPES GREATER THAN 15 PERCENT.

3. ALL UTILITIES INSTALLED ON-SITE SHALL BE UNDERGROUND.

4. ALL EXTERIOR LIGHTING SHALL BE OF LOW WATTAGE, SHIELDED AND DIRECTED DOWNWARD TO PREVENT THE LIGHT FROM SHINING DIRECTLY ONTO THE PUBLIC ROAD.

5. DIRECT VEHICULAR ACCESS TO LAKE GROVE ROAD FROM LOT 6 IS RESTRICTED TO THE ACCESSES SHOWN HEREON.

6. A PORTION OF THIS PROPERTY IS ENCLIMBERED BY STEEP SLOPES (GREATER THAN 15% BY DEFINITION). WETLANDS, FLOOD HAZARD AREAS AND NO GRADING (CLEARING, EXCAVATION OR FILLING) IS PERMITTED WITHIN 100 FEET OF SAID AREAS UNTIL SUCH TIME AS ANY APPROVED GRADING PERMIT, OR A WAIVER THEREFROM, IS OBTAINED FROM THE ISLAND COUNTY ENGINEERING DEPARTMENT.

7. NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING NATURAL OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.

8. A 20-FOOT BUFFER SHALL BE ESTABLISHED ON PROPOSED LOTS COINCIDING WITH THE REQUIRED 20-FOOT ROAD SETBACK. IT IS REQUIRED THAT ALL LARGE TREES BE PRESERVED WITHIN THE BUFFER (15-INCH DIAMETER AT BREAST HEIGHT), UNLESS THERE IS A SAFETY RISK OR A PLANT IS DISEASED. THE TRIMMING AND/OR SLASH REMOVAL OF UNDERBUSH IS ALLOWED.

9. EACH NEW RESIDENCE SHALL TIGHTLINE DRAINAGE FROM ROOF DRAINS AND DRIVEWAYS INTO AN APPROVED INFILTRATION TRENCH.

327 3229

PLAT of GROVE LAKE

SECTION 31, TWN 32N., RNG 3E., W.M.

CAMANO ISLAND, WASHINGTON

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HERIN DECLARE THIS SUBDIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADS. WE ALSO DEDICATE TO THE OWNERS OF THE LOTS HEREIN DESCRIBED FOREVER, ALL PRIVATE ROADS AND WHATEVER MUTUALLY OWNED PROPERTY THAT IS SHOWN ON THE PLAT DEVELOPMENT. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES, CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON. ALSO THE RIGHT TO DRAIN SAID PUBLIC AND PRIVATE ROAD OVER AND ACROSS ANY LOT, LOTS AND/OR TRACTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PRIVATE AND PUBLIC ROADS.

SURVEYOR CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THE MONTH OF DECEMBER, 1996

STUART B. VANDERBUREN, JR., P.L.S.

WASHINGTON - 21591

NOTES:

1. HORIZONTAL DATUM: ASSUMED.

2. ● DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NORTHWEST 21591", SET THIS SURVEY.

3. ○ DENOTES 3/4 INCH IRON PIPE FOUND.

4. SURVEY PERFORMED BY FIELD TRAVERSE USING A THREE-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.

5. BASIS OF BEARING: SOUTH 89°56'35" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, SECTION 31, TOWNSHIP 32 NORTH, RANGE 3 EAST, W.M., AS PER PLAT OF EVERGREEN ACRES, DIVISION NO. 2, FILED IN VOLUME 9 OF PLATS, AT PAGE 68, RECORDS OF ISLAND COUNTY, WASHINGTON.

6. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. (PER ICC 11.01.060.c)

7. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMITS OR THE AVAILABILITY OF POTABLE WATER

OWNER'S CONSENT AND ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED APPLICANTS HEREBY CERTIFY THAT THIS SUBDIVISION IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Morgan L. Bartlett

Sharon L. Bartlett

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF ISLAND) SS:

ON THIS DAY PERSONALLY APPEARED BEFORE ME MORGAN L. BARTLETT AND SHARON L. BARTLETT, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF June 1997.

Carol E. Benson
Notary Public in and for the State of Washington, Residing at
Camano Island, WA
12-16-97

APPROVING AUTHORITY CERTIFICATE

THIS SUBDIVISION CONFORMS TO THE REQUIREMENTS FOR A SUBDIVISION AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 17th DAY OF June 1997.

Island County

ISLAND COUNTY PLANNING DIRECTOR

APPROVING AUTHORITY CERTIFICATE

THIS SUBDIVISION CONFORMS TO THE REQUIREMENTS FOR A SUBDIVISION AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 19th DAY OF June 1997.

CHAIRMAN

Commissioner

COMMISSIONER

ENGINEER'S APPROVAL

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17 AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 17th DAY OF JUNE 1997

Island County Engineer

TREASURER'S CERTIFICATE

ALL TAXES LEVIED UPON HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 1998.

Island County Treasurer

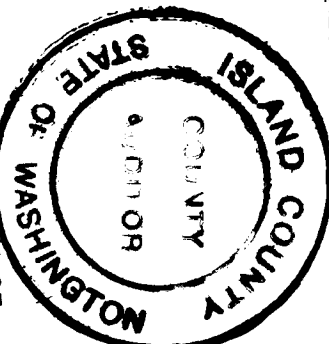
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF June 1997, AT

1:33 P.M., IN BOOK 13 OF SUBDIVISIONS, PAGES 1615 UNDER AUDITOR'S FILE NO. 97009653 RECORDS OF ISLAND COUNTY, WASHINGTON
Morgan L. Bartlett
Sharon L. Bartlett
County Auditor

CERTIFICATE OF TITLE

THE CERTIFICATE OF TITLE WAS RECORDED ON THE 24th DAY OF June 1997, IN VOLUME 239 RECORDS OF ISLAND COUNTY, WASHINGTON.



PLAT of GROVE LAKE
SE 1/4 SECTION 31, TWN 32N., RNG 3E., W.M.
ASSESSOR'S PARCEL# R33231-080-3800
APPLICATION # PLP 068/96

DRWG:0303PLS1.DWG SHEET 2 OF 2
DATE: FEB. 1997 JOB NO. 95.0303

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